

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWING AND
SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCELS R1, R2, R3, R4c, R5, & R6
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS R-129

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass R-129 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

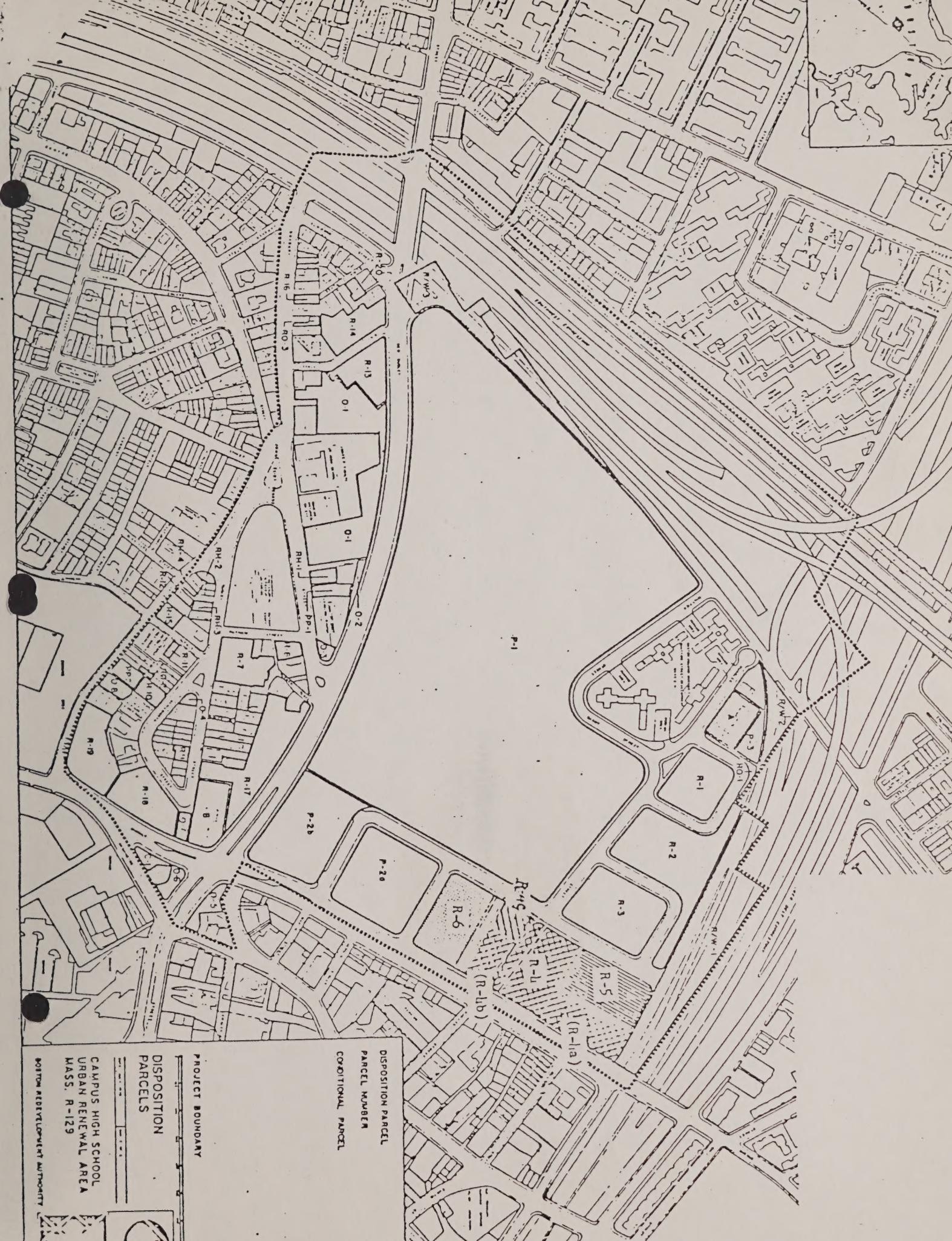
WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the Campus High School Urban Renewal Plan, as amended;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Lower Roxbury Development Corporation, be and hereby is finally designated as Redeveloper of Disposition Parcels R1, R2, R3, R4c, R5 and R6 in the Campus High School Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the proposal for Disposition Parcels R1, R2, R3, R4c, R5 and R6 and in the Campus High School Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area.
3. That it is hereby determined that Lower Roxbury Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to environment.

5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R1, R2, R3, R4c, R5 and R6, to Lower Roxbury Development Corporation, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure"



PROJECT BOUNDARY

DISPOSITION
PARCELS

DISPOSITION PARCEL
PARCEL NUMBER
CONDITIONAL PARCELS

CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: Campus High School Project Mass. R-129
Final Designation of the Lower Roxbury
Development Corporation a developer for
Parcels R-1, R-2, R-3, R-4c, R-5 and R-6

Early in 1970, the Lower Roxbury Development Corporation was designated by the BRA and MHFA to develop 386 units of new housing within the Campus High Project Area. During processing for financing, MHFA recommended that the project be split into three phases; 132 units in a twelve story tower, 131 units in a seven-story mid-rise, and 120 townhouse units.

At this time, phases one and two have been successfully completed and are occupied. The Smith House provides 132 units of elderly housing while the Haynes House consists of 131 units of income housing. LRDC is expecting to close on phase three, 120 townhouse units, with MHFA by the end of this month, with construction to start immediately thereafter. These units are planned to be constructed on Disposition Parcels R-1, R-2, R-3, R-4c, R-5 and R-6 in conformance with the Campus High School Urban Renewal Plan. They will provide predominantly two and three bedroom units for families with moderate incomes, with approximately 25% of the units being subsidized to meet lower-income needs.

The plans and specifications for phase three have been received and approved by the Authority's Urban Design Department.

It is therefore recommended that the Lower Roxbury Development Corporation be finally designated as Redeveloper for Disposition Parcels R-1, R-2, R-3, R-4c, R-5 and R-6, Campus High School Project Area, and that the Authority approve final working drawings and specifications, and authorize conveyance of the aforementioned parcels to LRDC.

An appropriate resolution is attached.